



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		4/23/12		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): T. Stuckey - 7156				
CAPTION				
<p>A Resolution of the City Council of the City of Plano, Texas, repealing Resolution No. 2005-9-5(R) and designating a certain area within the city of Plano as Neighborhood Empowerment Zone No. 1; establishing the boundaries of such a zone; providing for waiver of certain development and building fees; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2011-12	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	2,483,911	0	2,483,911
Encumbered/Expended Amount	0	0	0	0
This Item	0	-10,000	0	-10,000
BALANCE	0	2,473,911	0	2,473,911
FUND(S): GENERAL FUND				
<p>COMMENTS: This item is projected to decrease FY 2011-12 and future year plan and permit fees collected by Planning, Engineering, and Building Inspections by approximately \$10,000.</p>				
<p>STRATEGIC PLAN GOAL: Expanding the boundaries of Neighborhood Empowerment Zone No. 1 relates to the City's Goal of Great Neighborhoods - 1st Choice to Live.</p>				
SUMMARY OF ITEM				
<p>This resolution will expand the boundaries of Neighborhood Empowerment Zone No. 1, which applies to downtown Plano and surrounding neighborhoods. Within the zone, certain development and building permit fees are waived for new development and rehabilitation/remodeling of existing structures. Chapter 378 of the Local Government Code authorizes cities to establish neighborhood empowerment zones for the purpose of increasing economic development and the development of affordable housing. Since the zone was established in 1999, fee waivers have totalled over \$500,000.</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo			Public Works, Building Inspections	
Resolution				
Map				

April 16, 2012

MEMO

TO: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

FROM: Phyllis M. Jarrell, Director of Planning

SUBJECT: Expansion of Neighborhood Empowerment Zone No. 1

Chapter 378 of the Texas Local Government Code allows cities to establish neighborhood empowerment zones to support the construction or rehabilitation of affordable housing, promote economic development and/or increase the quality of social services, education, and public safety in a specific area. Within a neighborhood empowerment zone, the city may waive or adopt fees, refund municipal sales tax, abate property taxes, and require energy efficient construction.

The city created Neighborhood Empowerment Zone No. 1 in 1999 for an area which includes Downtown Plano and the adjacent Haggard Park, Douglass, and Old Towne neighborhoods, and chose to focus on fee waivers as the single incentive available within the zone. The revitalization of this area had just begun, and the fee waivers provided in the zone were designed to promote new development and redevelopment in downtown and the construction of affordable housing in the surrounding neighborhoods. Most fees related to building and sign permits are waived for both commercial and single-family new construction and for reconstruction and rehabilitation. However, for new multi-family development, only the park impact fee is waived.

The neighborhood empowerment zone boundaries have been expanded several times since 1999, and additional fees have been added to the list of waived fees. This latest amendment would do both. The amendment expands the boundaries of the zone to include properties which are now subject to new development and redevelopment, and which would benefit from fee waivers. The list of waived fees is expanded to include plan review fees charged by the Planning Department and engineering inspection fees charged by the Public Works Department.

Since inception of the neighborhood empowerment zone in 1999, the city has waived \$555,375 in fees on construction projects valued at \$53,062,518.

Please let me know if you need additional information or have questions.

xc: Selso Mata, Chief Building Official

A Resolution of the City Council of the City of Plano, Texas, repealing Resolution No. 2005-9-5(R) and designating a certain area within the city of Plano as Neighborhood Empowerment Zone No. 1; establishing the boundaries of such a zone; providing for waiving of certain development and building fees; and providing an effective date.

WHEREAS, on August 9, 1999, the City Council created Neighborhood Empowerment Zone No. 1 ("Zone No. 1") by the passage of Resolution No. 99-8-13(R); and

WHEREAS, Zone No. 1 was created to promote an increase in economic development and increase the quality of social services and public safety in Zone No. 1; and

WHEREAS, on December 10, 2001, the City Council repealed Resolution No. 99-8-13(R) and adopted Resolution No. 2001-12-4(R) to increase the number of fees to be waived; and

WHEREAS, on October 27, 2003, the City Council repealed Resolution No. 2001-12-4(R) and adopted Resolution No. 2003-10-33(R) to revise the boundaries of Zone No. 1; and

WHEREAS, on September 13, 2004, the City Council repealed Resolution No. 2003-10-33(R) and adopted Resolution No. 2004-9-2(R) to increase the number of fees to be waived; and

WHEREAS, on September 12, 2005, the City Council repealed Resolution No. 2004-9-2(R) and adopted Resolution No. 2005-9-5(R) to revise the boundaries of Zone No. 1; and

WHEREAS, the City Council now wishes to again revise the boundaries of Zone No. 1; and

WHEREAS, the City Council desires to repeal Resolution 2005-9-5(R) to create a new Neighborhood Empowerment Zone No. 1; and

WHEREAS, the City Council finds that the creation of Neighborhood Empowerment Zone No. 1 satisfies the requirements of Section 312.202, Tax Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section II. Resolution No. 2005-9-5(R) is hereby repealed in its entirety.

Section III. Neighborhood Empowerment Zone No. 1 is hereby created, as shown on the map attached hereto and incorporated herein as Exhibit A.

Section IV. Within Neighborhood Empowerment Zone No. 1, the following fees are waived:

For Single-family, Single-family Attached, and Two-Family new or existing development:

All fees required for new construction or for repair or rehabilitation of existing structures, including but not limited to:

1. Building Permit Fee
2. Board of Adjustment Application Fee
3. Demolition Fee
4. Electrical Permit Fee
5. Electronic Meter Reader Fee
6. Fire Plan Review Fee
7. Foundation Repair Fee
8. Mechanical Permit Fee
9. Park Impact Fee
10. Permit Renewal Fee
11. Plan Review Fee
12. Plumbing Permit Fee
13. Re-roofing Fee
14. Sanitary Sewer Connection Fee
15. Structure Moving Fee
16. Water Meter Fee
17. Water Tap Fee, labor charges only
18. Sewer Tap Fee, Labor charges only
19. Planning Department Plan Review Fees
20. Engineering Inspection Fee

For Multiple-Family existing development, where rehabilitation or repair involves a minimum of \$8,000 per dwelling unit:

1. Building Permit Fee
2. Demolition Fee
3. Electrical Permit Fee
4. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
5. Foundation Repair Fee
6. Mechanical Permit Fee
7. Permit Renewal Fee
8. Plumbing Permit Fee
9. Re-roofing Fee
10. Planning Department Plan Review Fees
11. Engineering Inspection Fee

For Multiple-Family new development:

Park Impact Fee

For Commercial new and existing development:

1. Building Permit Fee
2. Board of Adjustment Application Fee
3. Demolition Fee
4. Electrical Permit Fee
5. Electronic Meter Reader Fee
6. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
7. Foundation Repair Fee
8. Health Plan Review Fee
9. Impact Fee
10. Mechanical Permit Fee
11. Plumbing Permit Fee
12. Re-roofing Fee
13. Sanitary Sewer Connection Fee
14. Sign Permit Fee (only for removal of non-conforming signs)
15. Water Meter Fee
16. Planning Department Plan Review Fees
17. Engineering Inspection Fee

For Single-Family, Two-Family, Multiple-Family and Commercial new and existing development, no fees shall be waived if the development involves demolition of a structure which is included in the survey of historic properties in the Preservation Plan, unless the structure has been released for demolition by the Heritage Commission or City Council.

Section V. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 23RD DAY OF APRIL, 2012.

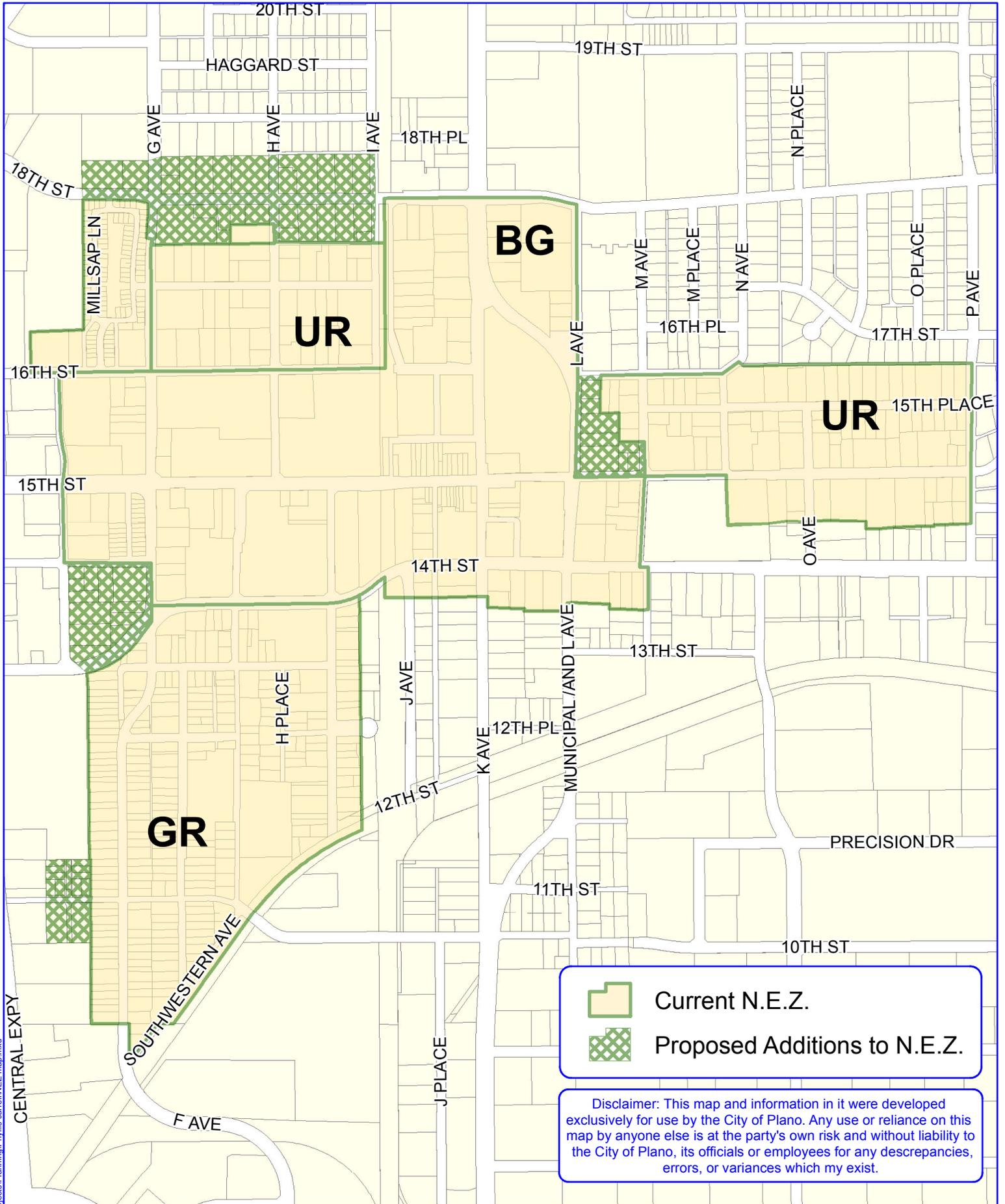
PHIL DYER, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY



 Current N.E.Z.
 Proposed Additions to N.E.Z.

Disclaimer: This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

DD:4/6/2012 C:\David\Projects\Planning\Phyllis_Jarrell\NEZ_map.mxd



City of Plano

Neighborhood Empowerment Zone No. 1



Source: City of Plano, GIS Division
 Date: April, 2012